

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
828-5123

Project Name: Lion Property, Inc.
Downtown Lofts
320 N.E. 2 Street

Case #: 71-R-02

Date: 6/25/02

Comments:

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license prior to applying for a building permit. This application shall include calculations supporting site design and compliance with South Florida Water Management Design criteria, with adequate measures for on site retention of surface water runoff. Additional water quantity criteria shall be demonstrated for development roadway and finish floor as well as any discharge to offsite water bodies or drainage facilities under City, County, or State's jurisdiction.
2. This department's copy of plans submitted for DRC review did not have a survey. Provide copy of the survey for additional review and comments.
3. Indicate stacking distances from each property line to the nearest point of access to parking or cross movement for internal drive aisles.
4. The following engineering plans shall be submitted for review and evaluation prior to final DRC authorization:
 - a. Paving and Drainage Plan
 - b. Water and Sewer Plan
 - c. Pavement Marking & Signing Plan
 - d. Details and Specifications Sheet
5. Please provide the standard detail for the concrete access from the City's Engineering Standards and Specifications, latest edition. This detail shall be placed on the engineer's paving, grading, and drainage detail sheet.
6. Please add additional detail on the engineering paving plans to indicate location of accesses opposite this project.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

7. The engineer is directed to City's Sewer Book A-3, Sheet 67 to indicate and utilize the existing sewer lateral(s) to this property. In the event the sewer lateral cannot be utilized provide direction to the plumbing contractor to cap the existing lateral at the property line with appropriate stationing to the lateral.
8. Please call Sunshine One Call (@ 800-432-4770) and locate all existing water services and utilize those as required. Provide direction to the contractor to abandon with installation of a corporation stop and restore road to the existing main per City Standard water detail sheet.
9. Please indicate radii for loading zone entry and entrances and ensure that they are a minimum of 10'-0" in right of way.
10. Please verify with Doug Gottshall (Parking Mgr.) if any on street public metered parking will be impacted by this project and resolve or settle terms for replacing the number of impacted spaces.
11. Please indicate on the architect's and engineering plans the clear sidewalk width and construction materials within the rights of way.
12. The Landscape Architect's plan (L-2) indicates a brick paving block pattern to be placed in full sidewalk width on N.E. 2 Street, within accesses for N.E. 2 Street to building and for loading zone, and it's not clear on N.E. 3 Street what material is specified. The engineer's and architect's plans indicate variations of concrete sidewalk with and without tree grates. Please coordinate the plans and consider an 18% maintenance bond is required for brick alternative to be paid in full by owner prior to engineering permit issuance.
13. All of the sidewalk constructed of concrete shall be 6-inches thick in accordance with Central Business District Engineering Standards for Construction. Brick paving sections shall comply with City's standards for paved surfaces (cross walks).
14. Please review the site and survey (when survey is available) and determine if any conflicts exist between existing or proposed light or power poles and accesses. These conflicts shall be resolved with the engineering staff prior to building permit issuance.
15. Please show the minimum accessible aisle provided to the point of entry into the building. It appears that a tree may be blocking access to some extent.
16. Please provide additional detail on truncated dome type detectable warning plates to be utilized on all handicap ramps and points of connection of sidewalk and public streets.
17. Additional comments may be provided at the DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Lion Properties Inc./Downtown
Lofts

Case #: 71-R-02

Date: 6-25-02

Comments:

- 1) Flow test required.
- 2) Civil plan must show fire main, hydrants, DDC and FDC's.
- 3) 412 of the FBC applies to this project.
- 4) The phases must be designed to prevent interruption of the life safety systems in any occupied portion during construction.
- 5) Stairs must comply with 1005.6.7 of the FBC. See Exception.
- 6) Fire command control room required at permit.
- 7) Fire sprinkler system required at permit.

DRC
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REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Lion Property, Inc./Downtown Lofts

Case #: 71-R-02

Date: June 25, 2002

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 100 square feet, preferably 10x10x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual panel style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: Lion Property/Downtown Lofts

Case #: 71-R-02

Date: 6/25/02

Comments:

1. Indicate any utilities that would affect proposed planting (such as overhead power lines) on the Landscape Plan. Any tree installation should be in accordance with FPL guidelines for planting in the vicinity of power lines. (**Note:** power lines should be underground on this project).
2. Required peninsula tree islands are required to be a min. of 8' landscape area width. (Note: there can be up to 20 spaces in a row if 1 ft. is added for every space over 10 to one or other of the end landscape areas.)
3. Trees require a minimum 8' planting area width.
4. Landscape plan doesn't agree with the site plan in certain respects. This would be primarily in the parking areas.
5. There is a 10' average buffer (with a 5' minimum) required where a vehicular use area adjoins an abutting R.O.W.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Chris Barton
828 5849

Project Name: Lion Property, Inc.
Downtown Lofts

Case #: 71-R-02

Date: June 25, 2002

This proposal is for site plan approval of a 52-unit multifamily building with a surface parking lot in the Downtown RAC City Center.

Comments:

1. The project is subject to 30 day City Commission call-up in accordance with the provisions of Ordinance C-99-75, after Preliminary DRC sign-offs, and will require the allocation of 52 residential units as available from the reserve residential units permitted in the Downtown RAC.

On April 24, 2001, the Broward County Commission approved a change to the Downtown Regional Activity Center that allows for the allocation of residential "RESERVE" units into two distinct areas North and South of Broward Boulevard.

As a result of the allocation of residential units to previously submitted development proposals, there are limited amount of residential units available for your project #71-R-02 requesting 52 units.

Please be advised that per ULDR Sec. 47-13.20.B.4.a. units are allocated on a first come first served basis and are allocated upon site plan approval.

Currently there are 197 reserve units and 27 bonus density affordable housing units available in the Northern portion of the Downtown Regional Activity Center. Please note reserve units are limited to developments with densities of up to and including 50 units per gross acre.

A Comprehensive Plan amendment to increase the total residential units in the Downtown RAC has been submitted by the City of Fort Lauderdale to the Department of Community Affairs and various State Agencies for review. This amendment will be considered for adoption by the City of Fort Lauderdale in July 2002. If the proposed amendment is ultimately found to be consistent with state law and re-certified by the Broward County

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Planning Council, it is expected that units will again become available in the Downtown Regional Activity Center some time in October 2002.

An applicant assumes the risk of proceeding through the City's review & approval process with the understanding that even though the project meets all other applicable development regulations, final approval will not be granted until residential units are available.

It appears that your project is less than 50 units per acre density and will be able to utilize the reserve units. These units are allocated in accordance with the provisions in Section 47-28.1.L. of the ULDR (adopted in ordinance C-01-17 on May 1, 2001). This section requires that the applicant demonstrate that the use of reserve dwelling units supports the goals, objectives and policies of the City of Fort Lauderdale's Comprehensive Plan.

Submit a narrative demonstrating how the proposed project supports and implements specific goals, objectives and policies of the city's Comprehensive Plan

2. Provide a narrative outlining the project's compliance with ULDR Sec. 47-13.20, General Design and Density standards. The narrative should cite each requirement as written in the ULDR and then how the project complies with each.
3. This project is subject to all general regulations of ULDR Section 47-13.20. The site is adjacent to N.E. 3rd and 2nd Streets shall comply with Section ...K regulations.
4. Disclose any prior parking obligations for any other approved developments that may now exists on any portion of the proposed development site.
5. Discuss provision for additional ROW dedications on all adjacent roadways with Engineering Rep. at the meeting.
6. Discuss streetscape design and improvements, including the possible inclusion of on street parking on N.E. 3rd Street and N.E. 2nd Street, with the Engineering Representative and the Director of the Parking Division, Mr. Doug Gottshall (828-3793) and provide a narrative of the outcome of those discussions.
7. Discuss the proposed curb and gutter at all vehicular entries and along both adjacent roadways with the Engineering Representative. Existing curb cuts that are to be abandoned are to be removed and replaced.
8. Provide a dedicated pedestrian walkway from the building entry to the proposed parking area, to avoid the mixing of pedestrian and vehicular traffic as shown.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

9. In accordance with the provisions of ULDR Section 47-25.2.M.6, provide 7'-0" sidewalks along the frontage of N.E. 2nd Street and N.E. 3rd Street, and indicate the location of any adjacent bus stops that may exist adjacent to this site. Indicate all proposed site furnishings, lights or other design features or paving materials on the site and landscape plans. Parking lot lighting must comply with ULDR Regulations.
10. Discuss any existing on-street parking spaces with the Engineering Representative. Should a statement be required, contact Doug Gotshall, Parking Systems Manager for further comments and approval signature for Preliminary DRC approval. Should additional on street parking be proposed, provide on-street parking space dimensions on site plan.
11. The project's staging plan provided is for information use only. At the time the applicant wishes to proceed with the development of Phase II, a separate DRC site plan approval will be required. Discuss construction staging and the Phase II disposition of the proposed loading area with Engineering Rep.
12. Provide a note on the site plan that the proposed club room will be for the use of the residents of the building only.
13. All exterior lights are to be shielded or of a design to prohibit glare onto all adjacent residences.
14. Discuss vehicular stacking at the proposed N.E. 3rd Street entrance with the Engineering Rep.
15. Provide a copy of the current plat of the site.
16. Provide additional architectural detailing to the east façade of the entire structure.
17. Provide a general text narrative describing the anticipated building and site operations including but not limited to: security systems, trash systems, maintenance systems, lighting and other systems that may apply.
18. Provide colors and materials samples for all exterior elements prior to any required presentation to the City Commission.
19. Provide a photo-metrics plan.
20. Additional comments may be forthcoming at the meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Detective Nate Jackson
Office 954-828-6422
Pager 954-877-7875

Project Name: Lion Property, Inc./Downtown Lofts

Case #: 71-R-02

Date: 06/25/02

Comments:

Recommend enunciators strategically positioned on the 3rd floor-parking garage.

What form of perimeter control will be exercised for the surface parking lot?

What type of security will be utilized for the pool and other facilities?

DRC
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REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Lion Property, Inc./Downtown Lofts

Case #: 71-R-02

Date: 6/25/02

Comments:

1. Discuss stacking distance from N.E. 3rd St to the security gate with the Engineering representative.
2. Provide a three (3) foot setback for the privacy fence where it abuts a street pursuant to section 47-19.5.
3. Indicate the sight triangles on the site plan for the loading zone pursuant to section 47-20.5.C.5.
4. Provide building height from grade as defined in section 47-2.
5. Dimension setbacks and provide calculations as to the percentage of the façade these features are applied, entrance canopies, awnings, balconies and entrance steps/stairs for compliance with sections 47-13.20 and 47-19.2.B.
6. Provide a narrative outlining compliance with section 47-13.20 point by point.
7. Photometric lighting plan shall comply with the foot candle ratio requirements of section 47-20.14. Provide a statement of compliance on the photometric lighting plan.
8. Additional comments may be forthcoming at DRC meeting.